



PROPERTY FOR SALE OR LEASE

38,490 SF on 4.44 AC

1400 W Forest Meadows St
Flagstaff, AZ 86001



EXECUTIVE SUMMARY



Flagstaff offers a compelling blend of natural beauty, educational excellence and economic opportunity, making it an exceptional place to live and work. Situated at 7,000 feet elevation, it boasts a four-season climate unique in Arizona, attracting outdoor enthusiasts to its extensive trail systems and proximity to landmarks like the Grand Canyon.

Flagstaff's economy is diverse, with key sectors including education, healthcare, tourism, and manufacturing. Northern Arizona University and Flagstaff Medical Center are among the largest employers, contributing to a well-educated workforce — over 44% of residents hold a bachelor's degree or higher. Northern Arizona University is a Carnegie R1 research institution, producing ~7,800 degrees annually, and Coconino Community College fosters workforce development.

The city's strategic location along Interstate 40 and the BNSF Railway enhances its role as a transportation and logistics hub, benefiting various industries. Flagstaff's commitment to sustainability and innovation is evident in its focus on bioscience, medical devices and renewable energy sectors. With its unique combination of natural allure, economic vitality, and cultural richness, Flagstaff stands out as a desirable destination for both living and working.



PROPERTY DETAILS

PROPERTY DETAILS

BUILDING SIZE

- 38,490 SF on 4.4 AC manufacturing and distribution facility

BUILDING BREAKDOWN

- 30,000 SF - Warehouse with ceiling heights from 16'-19'
- +/- 6,490 SF - Clean Room: Class 8 certified in 2024 and 2025
- 2,000 SF - Office space including: 7 offices, 1 conference room, Open office space

POWER

- 3,000 amps 480 volt/3 phase

DOCK DOORS

- 3 dock doors
- 1 drive-in (13.8' x 12')

PARKING

- Car parking for 41 cars plus 1 handicap space

WATER AND SEWER

- Served by City of Flagstaff

LIGHTING

- LED lighting throughout (except manufacturing floor)

AIR COMPRESSOR / VACUUM PUMP

- 75 horsepower air compressor / 15 and 25 hp vacuum pump

SPRINKLER SYSTEM

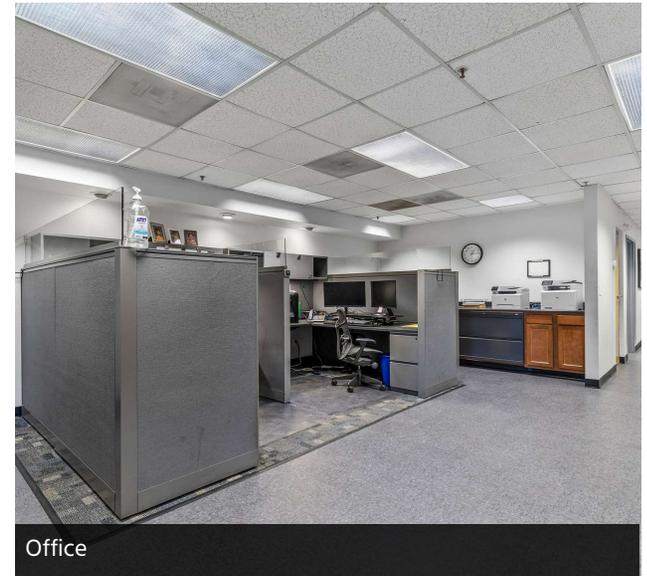
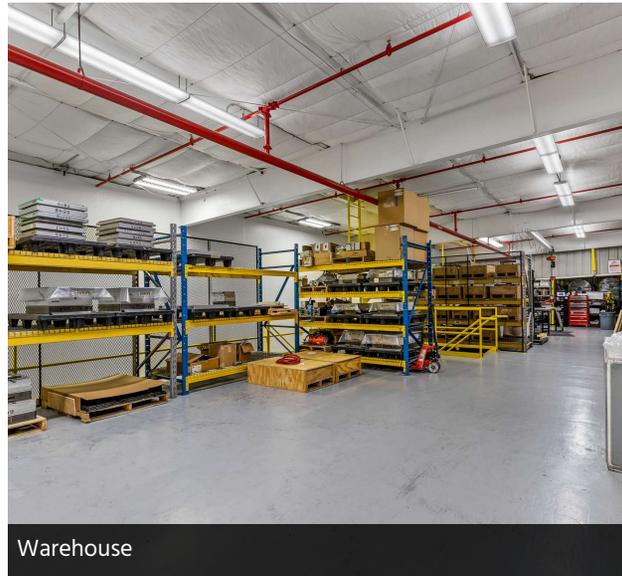
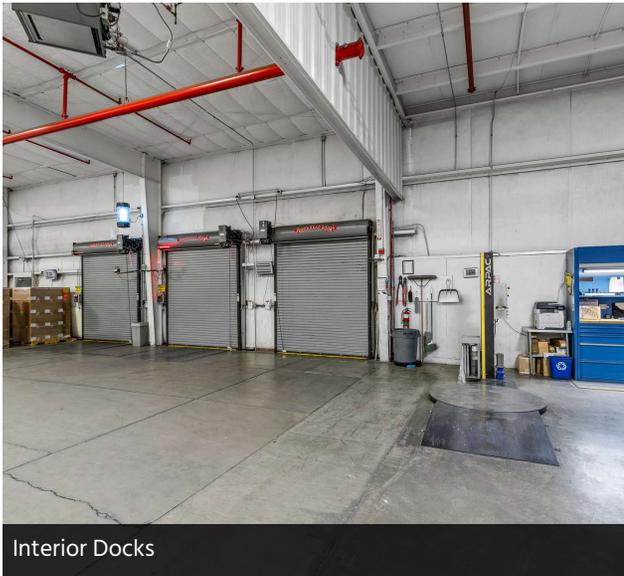
- Wet System

UPGRADES

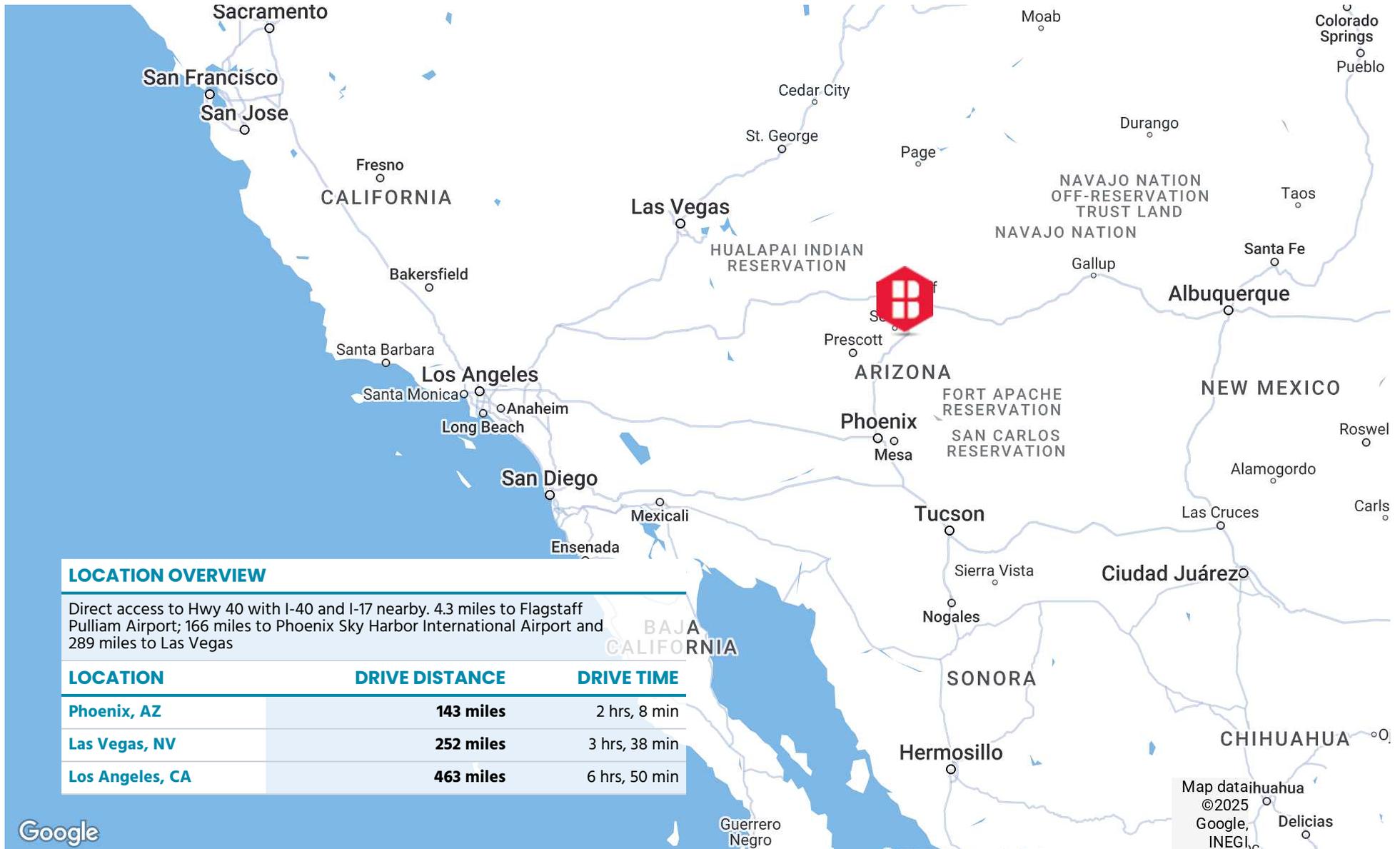
- New RTU packaged HVAC units with central control package
- New cleanroom completed in September 2023
- Solargard Hy-Build roof sealant applied



ADDITIONAL PHOTOS



LOCATION MAP



PRIMARY CONTACTS



Carson Erard
Vice President
303.997.2288
cerard@binswanger.com



Charles Pawlak
Senior Vice President
480.282.3665
cpawlak@binswanger.com



6400 S Fiddlers Green Circle
Suite 100
Greenwood Village, CO 80111
www.binswanger.com